

## Message Text

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ACTION FBO-01

INFO OCT-01 ARA-10 ADP-00 /012 W

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P R 092057Z AUG 73

FM AMEMBASSY MEXICO

TO SECSTATE WASHDC PRIORITY 7384

INFO AMCONSUL NUEVO LAREDO

UNCLAS MEXICO 5876

E.O. 11652: N/A

TAGS: ABLD, AFSP, MX

SUBJECT: NUEVO LAREDO OB DEVELOPMENTS (PROPERTY NO. 51128)

1. SUMMARY: AFTER DISCUSSIONS WITH FBO AND TRIGGERED BY THE DEPARTMENT'S DECISION TO SEEK A NEW OB IN NUEVO LAREDO, WE HAVE LOCATED OFFICE SPACE IN NUEVO LAREDO WHICH IS ACCEPTABLE FOR SHORT-TERM USE. MINIMAL PREPARATION IS REQUIRED AND WE COULD OCCUPY WITHIN ABOUT THREE WEEKS FROM DECISION TO MOVE. RECENT HEAVY RAINS HAVE CAUSED EXTENSIVE DAMAGE TO THE STREET ALONGSIDE OUR OB, BUT THERE HAS BEEN NO NOTICEABLE EFFECT ON THE BUILDING SO FAR. THE STREET DAMAGE DOES, HOWEVER, HIGHLIGHT THE POSSIBILITY THAT OUR PROBLEMS IN THAT BUILDING ARE PROBABLY FAR FROM OVER. COORDINATED BUREAU AND FBO ACTION ON THE NUEVO LAREDO SITUATION SHOULD BE UNDERTAKEN IMMEDIATELY. END SUMMARY.

2. WE UNDERSTAND FROM TELEPHONE DISCUSSIONS WITH FBO AND ARA/EX THAT THERE IS GENERAL AGREEMENT THAT THE USG SHOULD SEEK TO OBTAIN FOR LONG-TERM OCCUPANCY A NEW OB IN NUEVO LAREDO AND THAT ABOUT ONE YEAR WILL BE REQUIRED FOR SUCH A BUILDING TO BE READY. WITH THE PRINCIPAL OFFICER IN NUEVO LAREDO WE HAVE SELECTED, FROM THE LIMITED NUMBER OF PROSPECTS AVAILABLE, APPROXIMATELY 330 SQUARE METERS OF OFFICE SPACE, COMPRISING THE ENTIRE THIRD FLOOR OF AN 11-YEAR OLD, FIVE STORY PLUS ATTIC BUILDING OVERLOOKING THE MAIN STREET OF DOWNTOWN NUEVO LAREDO, ABOUT FOUR BLOCKS FROM THE INTERNATIONAL BRIDGE. THE BUILDING'S FIRST AND SECOND FLOORS ARE OCCUPIED BY THE OWNERS, WHO OPERATE A RETAIL FURNITURE STORE

ON THE PREMISES. THE REST OF THE BUILDING IS VACANT. EACH FLOOR

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HAS TOILETS AND RUNNING WATER, GAS AND CENTRAL AIR CONDITIONING

FROM A 65-TON UNIT (NOT NOW IN USE). THE THIRD FLOOR HAS A SEPARATE TEN-TON A/C UNIT WHICH CAN, USING EXISTING DUCTWORK, COOL THE ENTIRE FLOOR. THE ENTRANCE TO THE OFFICE SPACES ON FLOORS THREE THROUGH FIVE IS FULL SEPARATE FROM THE ENTRANCE TO THE AREAS USED BY THE OWNERS. THERE IS AN OTIS ELEVATOR TO SERVE THE UPPER THREE STORIES, BUT IT IS NOT IN OPERATING CONDITION. THE THIRD FLOOR IS ALREADY PARTITIONED FOR PRIVATE OFFICE AND PUBLIC SERVICE AREAS. PARKING CAN BE ARRANGED.

3. THE OWNER IS AWARE OF OUR OB PROBLEMS AND REALIZES HIS BUILDING IS NOT ACCEPTABLE FOR LONG-TERM USE AS AN AMERICAN CONSULATE. HE WILL ACCEPT A ONE-YEAR LEASE WITH AN ADDITIONAL YEAR AT OUR OPTION FOR U.S. \$400 PER MONTH, BUT WOULD EXPECT US TO PREPARE SPACE FOR OCCUPANCY AND MAINTAIN IT AT OUR EXPENSE DURING THE LIFE OF THE LEASE. WE HAVE OBTAINED ESTIMATES FOR WORK REQUIRED TO ADAPT OFFICES TO MEET OUR NEEDS. THIS INCLUDES: INSTALLATION OF ENTRANCE DOOR FOR SECURITY/PRIVACY ON THIRD FLOOR LANDING; COMPLETE INTERIOR PAINT JOB; MINOR SHIFTS OF INTERIOR PARTITIONS TO IMPROVE PUBLIC WAITING AREAS; RECONDITIONING OF TEN-TON A/C UNIT AND LINK-UP TO EXISTING DUCTWORK; REPLACEMENT OF CRACKED WINDOW GLASS; CLEANING AND MINOR REPAIR OF VENETIAN BLINDS; AND, FINALLY, INSTALLATION OF FLAGPOLE AND SEAL. TOTAL TAB SHOULD RUN UNDER U.S. \$2,000. THERE WILL BE CHARGES FOR INSTALLING/CONNECTING TELEPHONE AND TELEX; THE EMBASSY C AND R OFFICER IS NOW IN NUEVO LAREDO AND WILL BE ABLE TO ESTIMATE THOSE COSTS WITHIN A FEW DAYS. WE WILL ALSO HAVE TO PROVIDE ELECTRIC OR GAS SPACE HEATERS DURING THE WINTER AND THESE COULD COST UP TO U.S.\$500. TRANSPORTATION OF USG PROPERTY FROM OUR PRESENT OB TO THE NEW LOCATION SHOULD RUN ABOUT U.S. \$1500.

4. IT IS NOT OUR INTENTION TO ACTIVATE THE ELEVATOR, SINCE, IN ADDITION TO WHATEVER IT MIGHT COST TO GET IT RUNNING AGAIN AFTER FOUR YEARS OF DISUSE, THE CLOSEST OTIS OFFICES WHICH COULD PROVIDE MAINTENANCE SERVICE ARE IN MONTERREY AND REGULAR MONTHLY CHARGES WOULD EXCEED U.S. \$80. THE NUMBER OF USG VEHICLES CLEARED IN AND OUT OF MEXICO THROUGH NUEVO LAREDO JUSTIFIES PROVISION OF CONTROLLED PARKING FACILITIES. THE BUILDING OWNER WILL PROVIDE A NEARBY LOT FOR U.S. \$80 PER MONTH. WE PROPOSE TO ADD A GATE TO THE ALREADY ENCLOSED LOT AND MOVE UNCLASSIFIED

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THE USG-OWNED PARKING SHED FROM THE PRESENT OB TO PROVIDE PROTECTION FROM ELEMENTS. THAT OPERATION SHOULD INVOLVE A ONE-TIME OUTLAY OF UNDER U.S. \$200.

5. THE CURRENT TWO-YEAR OPTION ON PROPERTY #51128 WILL EXPIRE ON AUGUST 31, 1973. IN ACCORD WITH THE LEASE (S-262-FBO-1), WE GAVE THE LESSOR 90 DAYS NOTIFICATION OF OUR INTENTION TO EXERCISE OUR OPTION FOR AN ADDITIONAL TWO-YEAR TERM.

A TWO-YEAR ADVANCE RENTAL PAYMENT OF U.S. 10,560 WOULD NORMALLY BE DUE ON SEPTEMBER 1, 1973. WE RECOMMENDED THAT THE LESSOR BE ADVISE THAT (A) USG HAS RECEIVED AN ENGINEERING REPORT ON THE CONDITION OF THE BUILDING WHICH STATES THAT THE BUILDING'S SUITABILITY FOR CONTINUED OCCUPANCY IS DOUBTFUL UNLESS SIGNIFICANT SUMS ARE SPENT TO STABILIZE ITS FOUNDATION, (B) THAT WE DO NOT INTEND TO SPEND THE AMOUNT REQUIRED SINCE WE DO NOT ADMIT THAT THE BUILDING'S FAILURE IS OUR RESPONSIBILITY, (C) THAT THE LESSOR'S PAST PERFORMANCE LEADS US TO CONCLUDE HE WILL NOT SPEND THE AMOUNT REQUIRED AND, (D) UNLESS HE LEGALLY BINDS HIMSELF BY A FIXED DATE TO DO THE WORK SPECIFIED BY OUR ENGINEER (GARZA) WITHIN A STRICTLY DEFINED TIME PERIOD, WE INTEND TO VACATE THE PREMISES AS SOON AS WE CAN AFTER AUGUST 31, 1973. PRO RATA RENTAL PAYMENTS COVERING OCCUPANCY BEYOND THE LEASE TERMINATION DATE WOULD BE REQUIRED, BUT THESE SHOULD BE MINIMAL.

6. ACTION REQUESTED:

A. FROM FBO--(1) AUTHORIZE THE EMBASSY TO TERMINATE LEASE S-262-FBO-1 FOLLOWING OUTLINE IN PARA 5. (2) INITIATE ACTION TO ACQUIRE A SUBSTITUTE LONG-TERM LEASEHOLD FOR THE NUEVO LAREDO OB.

B. FROM ARA/EX--AUTHORIZE EMBASSY TO ENTER INTO SHORTTERM LEASE FOR THE TEMPORARY OFFICE SPACE DESCRIBED ABOVE AND ADJUST OPERATING ALLOWANCE, AS NECESSARY, TO COVER UNBUDGETED S AND E EXPENSES FOR RENT, NEW OFFICE RENOVATION AND MOVE FROM OLD OFFICES. MCBRIDE

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## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 09 AUG 1973  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 JAN 1960  
**Disposition Event:**  
**Disposition History:** n/a  
**Disposition Reason:**  
**Disposition Remarks:**  
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**Document Source:** CORE  
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**Drafter:** n/a  
**Enclosure:** n/a  
**Executive Order:** N/A  
**Errors:** N/A  
**Film Number:** n/a  
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**Image Path:**  
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**Line Count:** 144  
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**Original Classification:** UNCLASSIFIED  
**Original Handling Restrictions:** n/a  
**Original Previous Classification:** n/a  
**Original Previous Handling Restrictions:** n/a  
**Page Count:** 3  
**Previous Channel Indicators:**  
**Previous Classification:** n/a  
**Previous Handling Restrictions:** n/a  
**Reference:** n/a  
**Review Action:** RELEASED, APPROVED  
**Review Authority:** shawdg  
**Review Comment:** n/a  
**Review Content Flags:**  
**Review Date:** 15 NOV 2001  
**Review Event:**  
**Review Exemptions:** n/a  
**Review History:** RELEASED <15-Nov-2001 by reddocgw>; APPROVED <26 FEB 2002 by shawdg>  
**Review Markings:**

Declassified/Released  
US Department of State  
EO Systematic Review  
30 JUN 2005

**Review Media Identifier:**  
**Review Referrals:** n/a  
**Review Release Date:** n/a  
**Review Release Event:** n/a  
**Review Transfer Date:**  
**Review Withdrawn Fields:** n/a  
**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** NUEVO LAREDO OB DEVELOPMENTS (PROPERTY NO. 51128)  
**TAGS:** ABLD, AFSP, MX  
**To:** STATE  
**Type:** TE  
**Markings:** Declassified/Released US Department of State EO Systematic Review 30 JUN 2005